

082.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

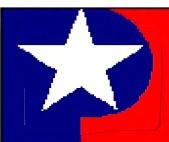
779,700 / 779,700

USE VALUE:

779,700 / 779,700

ASSESSED:

779,700 / 779,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 23 | | LENNON RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|---------------------------|---------|
| Owner 1: SMITH ELAINE | |
| Owner 2: WEINSTEIN JORDAN | |
| Owner 3: | |

| | |
|--------------------------|--|
| Street 1: 23 LENNON ROAD | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| StProv: MA | Cntry |
| Postal: 02474 | Own Occ: Y |

| PREVIOUS OWNER | Type: |
|-------------------------|-------|
| Owner 1: SMITH ELAINE - | |
| Owner 2: - | |

| | |
|--------------------------|-------|
| Street 1: 23 LENNON ROAD | |
| Twn/City: ARLINGTON | |
| StProv: MA | Cntry |

| | |
|---------------|--|
| Postal: 02474 | |
|---------------|--|

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1122 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|------|
| PROPERTY FACTORS | |
| Item | Code |

| | | | | |
|----------------|-----|-------|------|-------------|
| Description | % | Item | Code | Description |
| Z R1 SINGLE FA | 100 | water | | |

| | |
|---------|--|
| Sewer | |
| Electri | |

| | |
|------------|--------|
| Census: | Exempt |
| Flood Haz: | |

| | | |
|--------|---|-------------|
| Topo | 2 | Above Stree |
| Street | | |

| | |
|------|--|
| Gas: | |
| | |

| | |
|-----------------------------------|----------------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description LUC Fact |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | 5039 | Sq. Ft. | Site | 0 | 70. | 1.13 | 6 | | | | | | | | | 399,819 | | | | | | 399,800 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 5039.000 | 379,900 | | 399,800 | 779,700 | | 51534 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 08/09/18 |

| | | |
|------------------|-------------|-----------------|
| Entered Lot Size | Total Land: | Land Unit Type: |
| | | |
| | | |
| | | |
| | | |

| | |
|---------------------|--|
| PRIOR ID # 1: 51534 | |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |
| PRIOR ID # 1: | |
| PRIOR ID # 2: | |
| PRIOR ID # 3: | |
| LAST REV | |
| DATUM | |
| APPROVAL | |
| APPROVAL DATE | |
| APPROVAL TIME | |
| APPROVAL BY | |
| APPROVAL SIGN | |
| APPROVAL NOTES | |
| ASR MAP | |
| FACT DIST | |
| REVAL DIST | |
| YEAR | |
| LAND REASON | |
| BLD REASON | |
| CIVIL DISTRICT | |
| RATIO | |

| | |
|----------------------|--------------|
| ACTIVITY INFORMATION | |
| Date | Result |
| 8/9/2018 | Meas/Inspect |
| BS | Barbara S |
| 11/25/2008 | Meas/Inspect |
| 163 | PATRIOT |
| 9/19/2006 | Permit Visit |
| BR | B Rossignol |
| 12/16/2001 | MLS |
| MM | Mary M |
| 2/26/2000 | Inspected |
| 197 | PATRIOT |
| 1/14/2000 | Mailer Sent |
| 1/14/2000 | Measured |
| 276 | PATRIOT |
| 8/3/1993 | |
| TH | |

| | |
|-------|--------------------------------|
| Sign: | VERIFICATION OF VISIT NOT DATA |
| / | / |

| | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|---------------------|-------------------|---------------------------|--------------|---|---------------------|-------------------------|------------|-----|-----|---------------|------|-------------------|------------|------------------------------------|--------------|---|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | |
| Type: 15 - Old Style | 1A - 1 Sty +Attic | Full Bath: 1 | Rating: Good | A Bath: | Rating: | | | | | | | | | 42 | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 3/4 Bath: 1 | Rating: Very Good | A 3QBth: | Rating: | | | | | | | | | ATC FFL BMT | | | | | | | | |
| Foundation: 2 - Conc. Block | Frame: 1 - Wood | 1/2 Bath: | Rating: | A HBth: | Rating: | | | | | | | | | 26 | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | Sec Wall: | OthrFix: | Rating: | | | | | | | | | 26 | | | | | | | | | | |
| Roof Struct: 1 - Gable | Roof Cover: 1 - Asphalt Shgl | Kits: 1 | Rating: Good | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | |
| Color: BEIGE | View / Desir: | A Kits: | Rating: | Fpl: 1 | Rating: Good | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | |
| Grade: C+ - Average (+) | Year Blt: 1930 | Eff Yr Blt: | Location: | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | Total Units: | Floor: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G4 | Fact: . | % Own: | Name: | | | | | | | | | | | | | | | | | | | |
| Const Mod: | Lump Sum Adj: | DEPRECIATION | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | Exterior: | No Unit | RMS | BRS | FL | 1 | 7 | 4 | | | | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Functional: | % | Interior: | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | | | Economic: | % | Additions: | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | % | Kitchen: | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | % | Baths: | | | | | | | | | | | | | | | | |
| Sec Floors: | | | | Total: | 18.6 % | Plumbing: | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | Electric: | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 135.00 | | Heating: | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.34804547 | | General: | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98000199 | | Totals | 1 | 7 | 4 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 178.347 | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 90250 | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: | | NBHD Mod: | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | % Sprinkled: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | |
| % Com Wal | | | | Adj Total: 466667 | | | | | | | | | | | | | | | | | | |
| | | | | Depreciation: 86800 | | Juris. Factor: 1.00 | Before Depr: 196.18 | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 379867 | | Special Features: 0 | Val/Su Net: 136.36 | | | | | | | | | | | | | | | |
| | | | | | | Final Total: 379900 | Val/Su SzAd: 252.56 | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | | Year: | Color: | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | PARCEL ID 082.0-0006-0003.0 | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | |

The sketch shows a rectangular building footprint with a garage on the right. Room numbers 12, 5, 25, and 17 are labeled. Dimensions include 12' x 25' for the main building and 17' for the garage. A central area is labeled 'EFF'.

| SUB AREA | | SUB AREA DETAIL | | | | | | | | |
|--------------------------|--------------|-----------------|-----------|--------------|----------------|--------|---------|--------|----|-------|
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| FFL | First Floor | 1,122 | 178.350 | 200,105 | | | | | | |
| BMT | Basement | 1,092 | 53.500 | 58,426 | | | | | | |
| ATC | Attic | 382 | 178.350 | 68,164 | | | | | | |
| EFP | Enclos Porch | 150 | 44.470 | 6,670 | | | | | | |
| WDK | Deck | 40 | 15.680 | 627 | | | | | | |
| Net Sketched Area: 2,786 | | | | | Total: 333,992 | | | | | |
| Size Ad | 1504.1999 | Gross Area | 3496 | FinArea | 1122 | | | | | |

IMAGE

AssessPro Patriot Properties, Inc